CLAIMS

What is claimed is:

1. An integrated property database and search engine for matching properties with buyers, the integrated property database and search engine comprising:

A computer having a master database that includes a property for sale database and a buyer's database;

the property for sale database having a plurality of property definition fields, the property definition fields including a property identification, a property location, and a property price;

the buyers database having a plurality of buyers definition fields, the plurality of buyers definition fields including a buyer's identification, a location of interest, and an offer price;

a means for generating and transmitting a plurality of requests to the buyers for ascertaining information to be contained in the buyers database;

a means for generating and transmitting a plurality of inquiries to the properties for ascertaining information to be contained in the property for sale database;

a means for incorporating information from the plurality of requests into the buyers database, and for incorporating information from the plurality of inquiries into the property for sale database; and

a search means for identifying properties in the property for sale database that have a property location within the location of interest for a buyer, and have a property price that is equal to or lower than the offer price.

2. The integrated property database and search engine of claim 1 wherein the search means is a recursive search algorithm.

3. The integrated property database and search engine of claim 1 wherein the means for incorporating includes a computer network and software for importing data from the plurality of requests and the plurality of inquiries into the master database.

4. A method for matching properties with buyers, the method comprising the steps of:

transmitting a plurality of requests to the buyers for ascertaining a preferred location and a preferred price range for each of the buyers;

receiving at least some of the plurality of requests once they have been completed;

creating a buyers database from the plurality of requests that are completed;

transmitting a plurality of inquiries for ascertaining a sales price and a location of the properties;

receiving at least some of the plurality of inquiries once they have been completed;

creating a property for sale database from the plurality of inquiries; and

identifying at least one property in the properties for sales database that has a location that matches the preferred location of at least one of the buyers, and that has a sales price equal to or less than the preferred price range of the at least one buyer.

5. The method of claim 4 further comprising the steps of:

creating an investors database having a preferred location, a preferred price range, and

a preferred type of property for each of a plurality of investors; and

comparing the sales price, location, and type of property in the property for sale

database with the preferred location, preferred price range, and the preferred type of

property of the investors database to find investors that may be interested in financing the

sale of the property.

6. The method of claim 5 further comprising the step of:

transmitting an investment opportunity letter to the investor.

7. The method of claim 6 further comprising the step of:

receiving an acceptance from the investor.